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**PROPOSED CONSTRUCTION OF THREE NEW DWELLINGS ON LAND EAST  
OF THE LEYS ADDERBURY**

**DESIGN AND ACCESS STATEMENT**

**DAS 5392**

January 2019

This statement is to be read in conjunction with Architect's drawings numbers 5392.02 to 5392.13 inclusive; the Site Location Plan and reports and drawings from the following Consultants:

Arboricultural Impact Statement – Apical Arbour  
Great Crested Newt Assessment Survey – Ecolocation  
Bat Survey – Ecolocation  
Tree Constraints plan – Apical Arbour  
Tree Protection Plan and Tree Schedule – Apical Arbour  
Arboricultural Method Statement – Apical Arbour  
LVA – Aspect  
Preliminary Ecological Appraisal – FEC Group  
Topographical Survey – Interlock

The statement is divided into the following sections:

- 1 History of the site**
- 2 Use**
- 3 Amount**
- 4 Layout**
- 5 Scale**
- 6 Appearance**
- 7 Landscaping**
- 8 Inclusive access**
- 9 Sustainability**

**1. History of the site**

The site is fairly linear and runs west to east behind The Leys. The area forms part of the extensive gardens and grounds attached to The Leys itself and includes a tennis court. The site also includes a number of 'specimen' and indigenous trees worthy of retention but has over the years become 'overgrown' with self seeded bushes and trees effectively 'choking' the site. The eastern 'third' is almost entirely overgrown with 'self seeded' shrubs of very little merit.

See Apical Arbour's reports and recommendations.

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The site benefits from an existing concrete service road running the full length of the north boundary which allows the locations of ‘accesses’ to be carefully selected between the retained vegetation and trees.

## **2. Use**

Domestic garden land.

## **3. Amount**

The site extends to approximately 0.83 Ha. As identified from Apical Arbour reports and drawings there are three clear zones (clearings) between the retained trees and hedges and the new houses have been sensitively located to take advantage of these ‘open’ spaces.

Three new houses are proposed as follows:

Gross external areas

Plot 1	House 310m <sup>2</sup>	Garage 44m <sup>2</sup>
Plot 2	House 306m <sup>2</sup>	Garage 48m <sup>2</sup>
Plot 3	House 309m <sup>2</sup>	Garage 48m <sup>2</sup>
<b>Total</b>	<b>925m<sup>2</sup></b>	<b>140m<sup>2</sup></b>

Each house has approximately 270m<sup>2</sup> internal living space and 38m<sup>2</sup> internal garaging and stores.

## **4. Layout**

Each of the three houses is accessed by a separate driveway from the existing concrete service road on the northern boundary of the site as shown on drg no 5392.02A. The driveways have been carefully located to pass between the ‘retained’ trees (nos T20 to T53 on Apical Arbor’s Tree Constraints Plan AA TCP 01).

Each house is provided with a double garage of a size to incorporate a work bench; garden equipment storage and bicycle storage and external parking and turning areas which could accommodate up to a further 3 or 4 cars per dwelling.

All three houses have principal rooms at ground and first floor levels overlooking substantial private south facing gardens (see drg nos 5392.02A and floor plans 5392.03-05 inclusive).

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The 'core' of Plot 1 (the closest house to The Leys) runs east to west with subservient wings off the north and south elevations as shown on drg no 5392.02A.

Plot 2 is situated on the site of the existing tennis court. There is a neighbour's stable block directly adjacent on the south boundary of our site (shown on drg no 5392.02A). To prevent an incongruous interface between the buildings the core of the proposed house is orientated north to south with subservient wings off the west and east elevations. The wings are set back from the gable ends allowing the creation of south facing patios and garden areas.

Plot 3 is located in the last 'third' of the site. The area is fairly overgrown and will require stripping out many of the self seeded trees and shrubs. The trees are noted as justifiable removals (T57-T76) on Apical Arbor's Constraints Plan.

## **5. Scale**

The houses are substantial family homes each providing very contemporary living spaces and five bedrooms at first floor level. The area of each plot is approximately 0.2 Ha (2000m<sup>2</sup>). The footprint of each house (including the garages) is approximately 200m<sup>2</sup> giving a ratio of 1:10 of building to garden and amenity space.

Clearly the houses are fairly 'modest' within their plots.

Plots 2 and 3 have full height eaves in their central cores with subservient wings at right angles. The larger wings have a 'dropped' eaves with dormer or gable end windows all as shown on the elevations on drg nos 5392.08 – 11 inclusive. Traditional roof pitches give a highest ridge height of approximately 9m from finished floor level.

Plot 1 is handled slightly differently and includes dropped eaves over the whole house giving a maximum ridge height of approximately 8m. The slightly more modest scale forms a suitable transition between the new houses and The Leys itself. Indicative perspectives of Plot 1 are shown on drg no 5392.13.

The finished floor levels of the house will be set approximately 150mm above the natural ground levels in their location on the site.

## **6. Appearance**

The houses will be 'viewed' predominantly either through the existing trees or against a backdrop of existing trees. The significant separation between the houses and between Plot 1 and The Leys will maintain an 'openness' to the site.

Each house is individually designed to respond to its location within the site and in relationship to its neighbours. The internal spaces are laid out in a contemporary and

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adaptable form to reflect and support modern lifestyles including large ‘family’ areas and smaller quiet rooms.

The form and appearance of the houses however is very ‘traditional’ including a dominant central core with subservient juxtaposed wings.

The proposed materials include natural slate roofs; stone external walls to the houses and local facing brick to the garages and outbuildings. Although each house has a different plan form the use of similar materials over the whole site will create homogenous ‘feel’ to the development.

The window style is very simple including fixed and opening side hung casements. Modern building materials and techniques allow quite large ‘glazed’ openings particularly at ground floor level and care has been taken to strike a balance and proportion between external wall and glazing which is demonstrated on the elevation drawings (5392.06 – 11 inclusive) and the perspectives on drg no 5392.13.

## **7. Landscaping**

Initial ‘landscaping’ will be based on the recommendations of Apical Arbour in their reports and drawings which accompany this application.

Retained trees; shrubs and hedges are also indicated (zonally) on drg no 5392.02A. A1200mm high timber post and rail fence is proposed set behind the hedging on the north boundary of the site adjacent to the existing access road. Recessed gates are also proposed to each property as also indicated on drg no 5392.02A.

Driveways will be self draining compacted gravel with hard paving and patios as preliminarily indicated on the above drawing. Final planting; specification and layout of patios and paths; grassed areas etc within the site will of the ‘owners’ choice.

## **8. Inclusive access**

Each house is provided with a suitable accessible ‘wheelchair’ friendly ground floor cloakroom; wheelchair friendly ground floor doors and a flush threshold to all external doors.

## **9. Sustainability**

Adderbury is a sustainable village and has included some large scale new housing development over the recent years. It has good transport links to Banbury and the surrounding areas and the village itself has many amenities including Church; Public Houses;

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Sports clubs etc. The application site is within easy walking distance of the centre of the village.

Modern building standards and techniques (high thermal insulation etc) will ensure the long term fuel 'efficiency' of the houses and solar panels; ASHP heating will be included where appropriate.